

Cuddington Parish Council

Minutes of the statutory meeting of the Council for the Parish of Cuddington

held on Monday 16th April 2018 at the Village Hall,

Norley Road, Cuddington, at 7.15pm.

PRESENT:— Cllr Brooks, Cllr Chivers, Cllr Chrimes, Cllr Faulkner, Cllr Jones, Cllr Kerrigan, Cllr Lees, Cllr Shepherd and Cllr Vincent.

Also present were: CWaC Cllr's Fifield and Tonge.

The meeting commenced at 7.15pm.

125. Apologies. Julie Chrimes (Parish Clerk), Cllr. Ken Nixon and CWaC Cllr. Harry Tongue.

126. Declaration of Interest. A) Under disclosable pecuniary interest, Cllr John Faulkner stated an interest in item 6 relating to Gorstage Bank as he knows the applicant and plans to leave the room during the discussion under item 6(c).

Under a) Cllr Faulkner stated an interest in item 6 relating to Gorstage Bank as he knows the applicant and plans to leave the room during the discussion under item 6(c).

b) Other disclosable interests. None.

127. Public Forum. Four residents attended: John and Theresa Girdham (who live in Chiltern Close), Alan Afford (who lives in Cheryl Court) and his daughter, Caroline (who has an interest). John Girdham spoke on their behalf. The Girdhams moved there in retirement as it is a quiet residential area. The adjacent neighbour has a large hot tub situated next to their property, and that property has been available for rent through *Air B'nB* for the last 3 years. The property is usually rented by large groups of people (often stag or hen parties), and has caused considerable nuisance to the neighbours as they hold large and loud parties late into the night. Cllr Nixon and Cllr Harry Tongue have visited the house on earlier occasions to investigate planning issues, and look into complaints of noise disruption to the area. The residents state that the police have had cause to visit. The residents feel they are suffering as a consequence, with detriment to their health and well-being. The house rules state that the hot tub should be vacated by 11:00 pm, so the party retreats indoors at that time, and the noise continues until the early hours with much disturbance. The hot tub is physically attached to the wall of the Girdham's house, with loudspeakers fixed to the wall. Following complaints to Environmental Health (EH) relating to noise at unsociable hours made by renters of the property, their language and behaviour, the Girdhams were been advised to talk to the neighbours, which they have, but this has not achieved anything as the homeowners are not prepared to take any action. EH also advised them to monitor the noise using CWaC's App, but this has not yielded any useful results – the App is difficult to use, and EH apparently require 6 recordings over a period of 2 weeks to demonstrate a case. Charles Fifield will look into possible solutions directly with EH.

128. Minutes. Cllr Brooks proposed, Cllr Shepherd seconded **RESOLVED** that, the minutes of the statutory Council meeting held on Monday 19th March 2018 are accepted as a true and correct record.

129. Matters arising. None.

130. Planning Applications. a) To receive an update from a planning representative of the Council:
Cllr Shepherd reported that the working group had dealt with the following applications:

Reference Number: 18/00489/FUL – 2 The Spinney Cuddington Northwich Cheshire CW8 2UH. Removal of 2 wooden buildings and replacement with a single wooden shed. **NO OBJECTION.**

Reference Number: 18/00859/TPO – 4 The Dell Cuddington Northwich Cheshire CW8 2XG. Fell 6 self-seeded Birch trees. **NO OBJECTION.**

Reference Number: 18/00972/FUL – 22 East Lane Cuddington Northwich Cheshire CW8 2QQ. First floor side extension and front canopy to porch and bow window. **NO OBJECTION.**

Reference Number: 18/01019/FUL – 28 Foxhill Close Cuddington Northwich Cheshire CW8 2AP. Two storey side and rear extension, part single storey rear. **NO OBJECTION.**

Reference Number: 18/01141/TPO – Land Rear of 599 To 613 Chester Road Cuddington Northwich Cheshire. Fell 4 x trees All trees are within two metres of Jubilee Wood boundary and are in the line of the new public right of way. All trees to be removed are, we believe, of the Rowan (Mountain Ash) variety. **NO OBJECTION.**

Reference Number: 18/01156/TPO – 20 The Spinney Cuddington Northwich Cheshire CW8 2UH. There are a number of oaks, all planted at the same time, in the area, marking an old estate boundary. Many of these oaks have shed large limbs and several have windblown all together (can be seen in attached photos behind tree in question). The oak is within striking distance of the owners property who's daughter's bedroom is underneath one limb and the roots have made a mess of the lawn. The oak also excessively shades the garden & property. The owners are willing to replant something of more manageable size if required, perhaps flowering cherry or red acer. Cllr. Shepherd will look at this on April 15th.

b) To receive public representations: There was none.

c) To receive CPC planning comments.

APP Number	Location	Proposal	PC Comments
18/01080/FUL	Land at 4 Brookside	Erection of one dwelling.	No objection.
18/01175/FUL D	Land at Gorstage Bank Weaverham Road	Conversion of existing storage building into a single dwelling.	It was noted that Cllr Faulkner left the room whilst Council considered this application. No objection.

Cllr Faulkner rejoined the meeting.

(d) Planning decision and notices. The following planning approvals were noted and received:
18/00489/FUL – Removal of 2 wooden building and replacement with shed, 2 The Spinney – **Approved.**
17/02053/TEL - Erection of a monopole mast at School Lane. **Approved.**
18/00400/FUL – Erection of stables, land at Waste Lane. **Approved** (retrospective).

- 131. CWaC Councillor's update.** Cllr Fifield report that we should expect to see a draft of the Northwich transport strategy quite soon, though it is believed that there will be very little affecting this Parish. Weaverham residents are concerned at the prospect of a bypass following the old mineral railway as they believe that the burden of cost may fall on them.

The timeline for spending local councillor's budgets has been reduced due to elections next year.

Applications must be received by November 2018, and all monies distributed by December.

Cllr. Faulkner requested that CWaC take action to address recurring flooding at the junction of Ash Road and Forest Road. The question was raised of whether this has worsened in recent years due to the building of the Forest Edge estate, and it was generally agreed that this is true. The Clerk was requested to follow-up this request with CWaC to establish what might be done. A reminder to residents will be placed in the Round Tower to use CWaC's 'Report It' tool for the reporting of issues with roads, footpaths etc.

Concerns were raised that repairs to pot holes have been done in a very temporary fashion, and their longevity was called into question. It is expected that higher-quality permanent repairs will be done later in the year when the temperatures increase and the climate permits better work to be done on the road surface.

Cllr. Lees asked about air quality assessments within the borough, and Cllr. Fifield offered to provide an update on this to the Clerk for circulation to the Council.

- 132. Financial Matters. a)** It **RESOLVED** that the expenditure and income statements are accepted as a true record.
- b) RESOLVED** that payments listed on the finance document be accepted, and funds to cover payments authorised shall be transferred from the business saver account to the community account by the clerk.

	BBF	£115,891.16
Payments authorised:	February 2018	£6,374.37

<u>Receipts</u>	£0.00	<u>£109,516.79</u>
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Barclays Community Account - 30708852 (as at 31.03.2018)	£2,074.28	
Barclays Business Premium Account - 80344400 (as at 31.03.2018)	£93,629.77	
NS & Inv. Account - 138 073 109	£13,902.74	£109,606.79

Un presented cheques £90.00

Cq No:	To whom paid	Particulars of payment	Statutory Provision	Inv. No.	Amount
Bacs	Employee	Salary April 2018	(LGA1972, s112)	1	£1,908.98
Bacs	Employee	Reimbursement TP & Internet April 2018	(LGA1972, s111)	2	£35.00
102414	Prism Design and Print	Round Tower Newsletter April	(LGA	3	£176.00

		2018 Issue	1972,s142)		
DD	NEST Pensions	Employer & Employee Cont. 6th April - 5th May 2017	(LGA1972, s112)	4	£86.18
102415	CSPPFA Ltd	Room Hire March 2018	(LGA1972,s111)	5	£12.50
102416	Cheshire Assoc. Local Councils	Effective Appraisals training course (Clerk)	(LGA1972, s133)	6	£135.00
102418	Cheshire Assoc. Local Councils	Affiliation fees 2018-2019	(LGA1972, s133)	7	£1,487.04
102419	Mid Cheshire Footpath Society	Subscriptions 2018-2019	(LGA 1972, s111)	8	£8.00
102420	Moss Haslehurst	Professional Charges between 20/04/2018/-/20/03/2018	(LGA 1972 – Sec 133)	9	£1,852.87
102421	Cheshire Community Action	Subscription 2018-2019	(LGA 1972, s111)	10	£50.00
					<u>£5,751.57</u>

Cllr. Faulkner stated that he had declined to register for the training course on staff appraisals thereby saving the Council £135, but the Council advised him that they felt it was preferable for him to attend in person (as the appraiser) to ensure that the current standards are understood and applied. It was proposed by Cllr. Lees and seconded by Cllr. Brooks **RESOLVED** that the Chairman should attend at the next opportunity.

133. Risk Assessment. Councillors reviewed the risk assessment. Proposed by Cllr. Lees and seconded by Cllr. Brooks that the Council adopt the Risk Assessment.

134. Chairman's update. Cllr. Faulkner talked about his aspiration for the Council to develop an objectives statement, and encourages input from members on the preliminary list he has circulated. He warned that the council must be careful not to appear to take responsibility (and therefore accept the costs) of roles currently undertaken by CWaC. Councillors gave initial comments on the document, and it will be discussed fully in the June meeting.

A meeting was held between members of the Allotment Steering Group (ASG) and Taylor Wimpey (TW) legal representatives, the outcome of which was considered positive. TW will offer CPC the freehold of the plot for sub-leasing to the allotments group – this has not been approved by the other members of the ASG, but it is the desired approach of those present at the meeting. With CPC as the freeholders, a lease would be agreed between CPC and the Allotment Management Group (AMG, once established), in the same style as that currently undertaken with the PFA. Cllr. Chivers warned that if CPC are the leaseholder, we must be careful that the Council do not inherit financial obligations for the maintenance of the land if the allotments are not properly run and maintained by the AMG. It was suggested that members of the ASG might accompany Councillors on a visit to the Winsford allotment group to learn of their historical problems in running their allotments. Future costs for services and maintenance (such as water, perimeter and car park maintenance) must be met from the allotment member subscriptions. Cllr. Lees asked about the soil quality and depth, suggesting that a minimum of 2 spades depths of top soil was necessary. TW will send the Council a formal letter offering freehold, which will be presented to the next appropriate full Council meeting. TW also acknowledged that it is in their interests to complete and deliver the planned allotments to the standard promised as it would otherwise be reputationally-damaging. Cllr. Vincent highlighted the

potential costs to the Council in the creation of the allotment group and the lease of the site to the AMG.

Cllr. Lees also asked about TW's obligation to provide a wild flower meadow as part of the Eden Grange development. This is believed to have been part of the planning consent, as was the provision of community allotments. It was agreed that the Council's Clerk should verify the requirements of the planning approval placed on TW and report these to the next Council meeting.

Cllr. Faulkner will be on holiday during the next meeting which will be the Council's AGM. Cllr. Brooks will deputise for the Chairman at this meeting. Cllr. Faulkner stated his willingness to stand as Chairman for a further term.

- 135. Village Implementation Group.** Cllr. Brooks proposed and Cllr. Shepherd seconded this document be Approved.

Cllr. Kerrigan stated that consultation on the Neighbourhood Plan is open, and will remain so until May 30th. The plan can be viewed and comments made via the following website:

https://consult.cheshirewestandchester.gov.uk/portal/cwc/ldf/np/cuddington_pub

- 136. Transparency.** Cllr. Faulkner circulated a *Transparency Report* listing good practice for Parish Councils to demonstrate transparency in their decision-making, actions and interests. Councillors felt that CPC already meet those standards and exhibit transparency and accountability to the residents, with all information made available through the library and more recently on the village website. Any specific requests can also be made directly to the Parish Clerk who will duly provide the relevant information.

Councillors were concerned that accepting this report might acknowledge that the Council had not been fully-transparent in the past, and are mindful to avoid agreeing any policy which increases the workload on the Clerk.

Cllr. Faulkner acknowledged the discussion, and agreed to withdraw the paper.

- 137. Written reports from other meetings.** The Weaverham Parish Council (WPC) internal auditor has observed that the Cemetery Committee (CC) formed by the three parishes cannot operate their own bank account and hold property as they are not a legal entity. The management of the Cemetery Committee has to be achieved through a single council, with the financial regulations and Standing Orders of that council applying. Jackie Weaver of CHALC agrees with the judgement of WPC's external auditor.

As CPC is the largest body and biggest contributor to the Cemetery Committee, CPC Clerk believes that legal responsibility for the ownership and finances of the Gorstage Cemetery should fall to CPC. WPC are not members of CHALC, so cannot access their advice. The CPC Clerk recommends that CPC committee members present this proposal for discussion to committee members at their next meeting on April 24th.

There will be a short footpath walk to the Three Mills on Sunday May 13th, meeting at Cuddington Village Hall at 10:30 am.

The British Legion are seeking support to clean and upgrade the WWI memorial stone currently residing in the Gorstage Cemetery as part of the village remembrance as this year falls on the 100th anniversary on the end of the first conflict. The cost is estimated to be around £400.

- 138. Correspondence and any other business.** There was none.

There being no further business the meeting closed at 21.20pm.

Date.....

Signed..... Chairman